044.A	0007	0076.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	842,400	/	842,400
USE VALUE:	842,400	/	842,400
ASSESSED:	842,400	/	842,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	PARK ST, ARLINGTON

OWNERSHIP

Unit #: 76

Owner 1:	FARRELL CATHERINE L ETAL/TRS
Owner 2:	CATHERINE L FARRELL TRUST
Owner 3:	
Street 1:	76 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTHFUCHS DEVELOPMENT INC -
Owner 2:	-
Street 1:	17 THOREAU RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1900, having primarily Clapboard Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	842,400			842,400
Total Card	0.000	842,400			842,400
Total Parcel	0.000	842,400			842,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.67 | /Parcel: 434.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

314243

GIS Ref

GIS Ref

Insp Date

05/31/18

PREVIOUS ASSESSMENT

Parcel ID 044.A-0007-0076.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	842,400	0	.		842,400		Year end	12/23/2021
2021	102	FV	827,200	0	.		827,200		Year End Roll	12/10/2020
2020	102	FV	812,000	0	.		812,000	812,000	Year End Roll	12/18/2019
2019	102	FV	747,500	0	.		747,500	747,500	Year End Roll	1/3/2019
2018	102	FV	677,500	0	.		677,500	677,500	Year End Roll	12/20/2017
2017	102	FV	604,600	0	.		604,600	604,600	Year End Roll	1/3/2017
2016	102	FV	604,600	0	.		604,600	604,600	Year End	1/4/2016
2015	102	FV	572,500	0	.		572,500	572,500	Year End Roll	12/11/2014

!15942!

PRINT

Date	Time
12/30/21	21:38:44

LAST REV

Date	Time
05/31/18	17:42:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVEL	59337-30		6/20/2012		689,900	No	No		

USER DEFINED

Prior Id # 1:	31655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	971	Solar Pa	8,000		7/15/2015			Install 12 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
5/6/2013	NEW CONDO	BR	B Rossignol
9/20/2012	MLS	EMK	Ellen K
7/30/2012	Measured	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7288																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.3	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.80959749
Const Adj.:	1.49985003
Adj $ / SQ:	303.569
Other Features:	61978
Grade Factor:	1.33
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	994625
Depreciation:	152178
Depreciated Total:	842448

COMMENTS

OF=EXTRA SINK & SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	464.31
Special Features:	0	Val/Su Net:	434.67
Final Total:	842400	Val/Su SzAd	434.67

SKETCH

UnSketched SubAreas:
GLA: 1938,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,938	303.570	588,316

Net Sketched Area:	1,938	Total:	588,316

Size Ad	1938	Gross Area	1938	FinArea	1938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.A-0007-0076.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	